Heritage comments

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| App reference | Case Officer |
| 2023/0494/P 17 Greville Place2023/0965/L | Matt Dempsey |
| More info needed – see officer | No objection | No objectionSTC | Concern Raised – see officer | Objection- see officer |
|  | X |  |  |  |

|  |  |
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| Heritage asset name | Heritage status [delete as appropriate] |
| Name of the asset1. 13-19 Greville Place
2. St Johns Wood Conservation Area
 | **Designated:**1. Grade II Listed Building
2. Conservation Area
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| Summary of significance  |
| 1. The special architectural and historic interest of the building is as example of residential dwellings from the mid nineteenth century for the more affluent residents of London. Of particular note is its architectural design and the contribution it makes to the wider listed group.
2. The character and appearance of the conservation area is derived from it residential use, spacious tree lined streets with generous plot sizes which give it a semi rural feel. Buildings are predominantly semi detached villas.
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| Comment |
| Applications for both listed building consent and planning permission have been submitted. However, the works do not appear to require listed building consent as they are not affixed to any part of the building or a curtilage structure such as the boundary wall? However, the impact on the conservation area and setting of the listed building still need to be assessed.In the rear garden it is proposed to re-landscape the area. At the far end of the garden an existing area of concrete is re-used as basketball area. On most areas artificial grass is proposed which would have an almost identical appearance to natural grass. At the far end of the garden a small shed would be constructed. It would be small in size, constructed from timber and would read as an ancillary garden structure.Additional play equipment and basketball hoop will be installed which will be open and transparent, thus not truncated the appearance of the garden. This equipment would not appear out of place in a domestic garden.Overall the sense of openness in the garden is maintained, with it still reading as a subservient outdoor space for the enjoyment of the house.The setting of listed buildings at 13-19 Greville Place and the character and appearance of the conservation would be preserved by the works. |
| Impact on significance/Suggested amendments |
| **No harm** |
| Relevant Legislation, Policy and Guidance |
| Planning (Listed Buildings and Conservation Areas) Act 1990National Planning Policy Framework: Chapter 16 Conserving and enhancing the historic environmentNational Planning Practice Guidance: Conserving and Enhancing the Historic EnvironmentHistoric England Advice Note 2: Making Changes to Heritage AssetsHistoric Environment Good Practice Advice in Planning Note 3 (Second Edition): The setting of Heritage AssetsLondon Plan (2021)Camden Local Plan Policy D2St Johns Wood Conservation Area Appraisal and Management Strategy |

**Suggested conditions:**